

MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
MONDAY, February 3, 2014
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin (Chairman), B. Chandy, R. Hall, K. Holt, G. Lewis, P. Plante, B. Pociask, K. Rawn
Members absent: B. Ryan
Alternates present: P. Aho
Alternates absent: V. Ward, S. Westa
Staff Present: Linda Painter, Director of Planning and Development

Chairman Goodwin called the meeting to order at 7:07 p.m., and appointed Alternate Aho to act in Ryan's absence.

Approval of Minutes

a. January 13, 2014 Special Meeting

Plante MOVED, Hall seconded, to approve the 1-13-14 minutes as written. MOTION PASSED UNANIMOUSLY.

Zoning Agent's Report: None.

Old Business

a. Pre-Application Discussion Requests: Tabled: no new information.

New Business

a. Ballard Institute and Museum of Puppetry – Marquee Sign Request

Linda Painter, Director of Planning and Development, noted her 1-30-14 memo and two emails dated 02/03/14 from Beverly Sims and Janet Jones, both expressing support. John Bell, Director of the Ballard Institute and Museum of Puppetry, stated the reasons for the illuminated marquee sign request and described its appearance. Chris Davis from Artfx, the producers of the sign, responded to technical questions.

After discussion, Aho MOVED, Holt seconded, to approve an electronic theater marquee sign for the Ballard Institute and Museum of Puppetry (BIMP) pursuant to Section 3.10.5.j of the Storrs Center Special Design District Design Guidelines, which allows alternative signs not covered by the guidelines to be submitted to the Planning and Zoning Commission for approval. This approval is based on the fact that the guidelines established for marquee signs clearly did not address or anticipate a theater marquee type sign used to advertise upcoming events. Use of electronic components is permitted provided the sign content is not changed with such frequency that individuals viewing the sign will see flashing, moving or changing elements. As the BIMP is internally connected to the UCONN Co-op Bookstore, total sign area allowed shall be based on the overall sign area allotment for the bookstore and not limited solely to the BIMP storefront. Final design of the sign must be approved by the Director of Planning and Development in accordance with standard Storrs Center procedures. MOTION PASSED UNANIMOUSLY.

b. Modification to Subdivision Approval: 1 Lot, Storrs Center Alliance, VS-11, Wilbur Cross Way, (File 1246-18)

Holt MOVED, Chandy seconded, to amend the approval for the Storrs Center Phase 2B subdivision to allow the owner to provide a financial guarantee in the amount of \$1,500 in lieu of completing monumentation prior to the recording of the subdivision map. A bond agreement approved by the Town Attorney shall be

executed prior to the recording of the subdivision map. MOTION PASSED UNANIMOUSLY.

c. **Green Subdivision – Default on Common Driveway Bond**

After discussion, item was tabled; staff to work on draft motion for next meeting.

d. **Request for DEEP Presentation on Contaminated Properties**

By consensus, the Commission agreed that staff may extend an invitation to Ray Frigon of CT DEEP to attend a future PZC meeting at his convenience, to present information on contaminated areas in Mansfield and how these areas may impact planning and development.

e. **Extension of Special Permit Approval for Whispering Glen**

Holt MOVED, Pociask seconded, that the PZC approve a one-year extension, until February 19, 2015, of the Special Permit granted to Lakeway Farms L.P. (Whispering Glen File #1284-2), for the construction of a 50-unit apartment complex on Meadowbrook Lane. MOTION PASSED UNANIMOUSLY.

f. **UConn Innovative Partnership Building Comparative Evaluation**

Painter provided an overview of the proposed project which is proposed to be the first building in the new Technology Park. She stated that pursuant to OPM conditions of approval for the 2001 North Campus Master Plan, the University was required to prepare a report comparing the impacts of each proposed building in the park to the original impacts identified in the master plan and to provide a 14 day public comment period after publication of the report. Members expressed frustration with the short review period and felt that it did not allow for adequate time to assess the potential traffic impacts on North Eagleville Road and Storrs in general if the building is opened, as planned, prior to completion of the North Hillside Road extension to Route 44. Additionally, members were frustrated that the transportation analysis focused solely on traffic mitigation measures rather than addressing a more comprehensive approach that included pedestrian, bicycle and transit improvements. After extensive discussion, Hall MOVED, Holt seconded, not to authorize the PZC Chair to co-sign the letter the Town Council has produced, but to authorize the Chair to request an extension of time for the PZC to formulate its own letter with the issues identified. MOTION PASSED UNANIMOUSLY.

g. **UConn: New Residence Hall and Engineering Building**

Painter informed the Commission that there will be a scoping meeting on Wednesday, February 5th for UCONN's proposed construction of two new buildings: an 850-bed residence hall and an engineering and science building. Comments are due by February 20th. Painter hopes to provide additional information on the projects after the scoping meeting. These projects will be the subject of further discussion at the PZC's February 18th meeting.

Mansfield Tomorrow | Our Plan ▶ Our Future: Draft planned to be ready in the next couple of weeks.

Reports from Officers and Committees:

Painter noted that the Regulatory Review Committee will meet on 2/20/14 in Conference Room C at 1:30 p.m.

Communications and Bills: None.

Adjournment: The Chairman declared the meeting adjourned at 8:20 p.m.

Respectfully submitted,

Katherine Holt, Secretary